

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 Nimmo Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,765,000 Property Type House Suburb Essendon

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	172 Ogilvie St ESSENDON 3040	\$2,300,000	10/04/2024
2	19 Mary St ESSENDON 3040	\$2,115,000	22/11/2023
3	62 Waverley St MOONEE PONDS 3039	\$2,030,000	14/02/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/04/2024 15:36



 3  1  2

Property Type: House (Res)

Land Size: 858 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending March 2024: \$1,765,000

Comparable Properties



172 Ogilvie St ESSENDON 3040 (REI)

Agent Comments

 6  2  4

Price: \$2,300,000

Method: Private Sale

Date: 10/04/2024

Property Type: House

Land Size: 858 sqm approx



19 Mary St ESSENDON 3040 (REI/VG)

Agent Comments

 3  1  3

Price: \$2,115,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res)

Land Size: 845 sqm approx



62 Waverley St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 5  2  5

Price: \$2,030,000

Method: Private Sale

Date: 14/02/2024

Property Type: House

Land Size: 729 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655